
HERITAGE GRANTS – MARCH 2013 ROUND

1. Purpose of Report

This report seeks the allocation of funding from the Built Heritage Incentive Fund. This is the second of two rounds for 2012/13.

2. Executive Summary

The Built Heritage Incentive Fund helps conserve, restore and protect Wellington's heritage-listed buildings and objects. During the 2012/22 Long Term Plan deliberations it was agreed that the Fund focus on "*on remedying earthquake prone related features or securing conservation plans / initial reports from engineers.*"

This is the second of two rounds in the 2012/13 financial year. There is \$235,000 to distribute in the March round. The total distribution comes from the Built Heritage Incentive Fund (\$198,850) and the Heritage Resource Consent Fee Reimbursement Fund (\$36,149).

SPC approved (21 February 2013) that any unspent amounts in the Heritage Resource Consent Fee Reimbursement Fund could be utilised through the Built Heritage Incentive Fund for earthquake strengthening work in the March round.

For this round, 18 applications are seeking funding of \$712,664. 14 applications are for building strengthening, either initial assessments and design or for physical work to be undertaken. Officers recommend that 11 applicants be allocated a total of \$235,000.

3. Recommendations

Officers recommend that the Committee:

- 1. Receive the information.*
- 2. Agree to \$36,149 being diverted from the Heritage Resource Consent Fee Reimbursement Fund to the Built Heritage Incentive Fund.*
- 3. Agree to the allocation of all grants and associated conditions to applicants in the March 2013 round of the Built Heritage Incentive Fund, as assessed by Council Officers and summarised in Appendix 1.*

4. Background

The Built Heritage Incentive Fund (BHIF) is a key initiative of the Wellington Heritage Policy 2010. The policy demonstrates Council's "commitment to the city's built heritage to current owners, the community, visitors to the city and to future generations". The BHIF helps meet some of the additional costs associated with owning and caring for a heritage property.

The BHIF has \$329,000 available in the 2012/2013 financial year. This is the second of two rounds and \$198,850 is left to distribute.

SPC approved (21 February 2013) that any unspent amounts in the Heritage Resource Consent Fee Reimbursement Fund could be utilised through the BHIF for earthquake strengthening work in the March round. The Reimbursement Fund reimburses resource consent fees to a maximum of \$2,500 and is available to owners of District Plan listed heritage buildings who have had to obtain a resource consent due to the building's heritage listing.

As of April 2013, seven applicants have received reimbursements totalling \$9,029 and \$40,971 remains unspent this financial year in the Reimbursement Fund. Officers recommend that \$36,149 of the unspent money be diverted to the BHIF. This brings the total available for distribution in the March round of the BHIF to \$235,000.

\$4,822 would be left in the Reimbursement Fund to cover the last two months of the 2012/13 financial year. Based on the usage of the Reimbursement Fund in the last 3 years, this amount should be sufficient to fund on average one refund per month.

5. Discussion

5.1 Applications received

Eighteen applications were received this round seeking funding of \$712,664. It is recommended that:

- eleven applications be granted a total of \$235,000
- three applications be declined for being outside the current priority of BHIF
- four applications be deemed ineligible.

Three applications are ineligible under criteria 9 as the building has received a BHIF grant in the last three years. This is the last funding round that this criterion is in place. Criteria 9 will be removed as of the 2013/14 financial year and any building that has previously received a BHIF grant is able to apply for funding from the August 2013 round, onwards.

The fourth ineligible application is due to the building not being a heritage listed building in the District Plan.

5.2 Funding allocation process

During the 2012/22 Long Term Plan deliberations it was agreed that the BHIF focus on “*on remedying earthquake prone related features or securing conservation plans / initial reports from engineers.*” As such, this work has been given a higher priority in this funding round. Other work the BHIF will consider includes the repair or restoration of original heritage fabric (eg repairs to joinery or glazing), protective works on archaeological sites, and maintenance reports.

The following factors are considered in determining the support of BHIF applications:

- the risk of the heritage value diminishing if funding is not granted
- confidence in the proposed quality of the work/professional advice
- the project is visible and/or accessible to the public
- the project will provide a benefit to the community.

Continuing on from above, consideration is then given to the following when recommending the amount of funding:

- the value of the funding request
- the value of the funding request when considered against the total project cost
- the value of discrete stages of the project relating to immediate risk
- parity with similar projects in previous rounds
- equitable distribution in the current round
- the amount of funding available for allocation.

5.3 Officers' recommendations

Officers have assessed the 18 applications received this round against the priority and criteria of the BHIF. It is recommended that:

- 3 applications be declined
- 4 applications be deemed ineligible
- 11 applications be allocated funding as follows:

	Project	Project Total Cost	Grant Requested	Funding Allocation (GST excl)
1	9 Tonks Grove, Te Aro	\$1,764.62	\$1,764.62	\$1,000
2	Blair Studios, 19 Blair Street, Te Aro	\$8,541.66	\$8,541.66	\$5,000
3	Civic Chambers, 25 Cuba Street, Te Aro	\$220,000.00	\$30,000.00	\$30,000
4	The Woolstore, 262 Thorndon Quay, Thorndon	\$2,954,475.00	\$50,000.00	\$42,000

5	St Mary of the Angels, 17 Boulcott Street, CBD	\$250,000.00	\$60,000.00	\$30,000
6	Huddart Parker Building, 2 Jervois Quay, CBD	\$8,228,658.00	\$72,658.00	\$42,000
7	Arco House, 45-47 Cuba Street, Te Aro	\$30,000.00	\$15,000.00	\$12,500
8	School of Philosophy, 33 Aro Street, Aro Valley	\$58,452.50	\$58,452.50	\$25,000
9	282 Cuba Street, Te Aro	\$149,000.00	\$70,000.00	\$12,500
10	The Plumbers Building, 124 Wakefield Street, Te Aro	\$ 92,690.00	\$ 92,690.00	\$25,000
11	Homewood Residence – British High Commission	\$58,500.00	\$35,500.00	\$10,000
	Totals	\$12,052,081.00	\$500,189.45	\$235,000

5.4 Officers' consideration

A detailed discussion for each of the 11 applications to be allocated funding is outlined in Appendix 2. The discussions include the project description, outcomes for heritage and comparisons to previous grants.

5.5 Financial Considerations

The recommended allocations for this round of the BHIF are within the funding levels provided for in the Annual Plan.

5.6 Long-Term Plan Considerations

The recommended allocations for this round the BHIF are consistent with the priorities of the Long Term Plan.

6. Conclusion

The Built Heritage Incentive Fund is a key initiative of the Heritage Policy 2010 and demonstrates Council's ongoing commitment to protect and conserve Wellington's heritage.

Contact Officer: *Ailsa Cain, Senior Heritage Advisor, Urban Development.*

Supporting Information

1) Strategic Fit / Strategic Outcome

The Smart Capital strategy identifies four goals which link directly to the Built Heritage Incentive Fund:

- *People-centred city – resilience comes from confidence in the safety of the building stock. A strong sense of identity and ‘place’ extends to Suburban Centre Heritage Areas with eligibility to this Fund;*
- *Connected city – protection of access and public transport routes by strengthening adjacent buildings;*
- *Eco-city – re-use of older building stock (embodied energy) is target through this Fund;*
- *Dynamic central city – the diversity of cultures and buildings are what forms the history of the city and this Fund allows owners to continue to tell Wellington’s ‘story’.*

2) LTP/Annual Plan reference and long term financial impact

\$329,000 has been allocated to this project in the 2012/2013 year.

3) Treaty of Waitangi considerations

None.

4) Decision-Making

Not a significant decision for Local Government Act matters.

5) Consultation

a) General Consultation

Consultation has occurred as part of the development of the Built Heritage Policy.

b) Consultation with Maori

N/A

6) Legal Implications

No legal advice has been sought for this round of the Heritage Incentive Fund.

7) Consistency with existing policy

This initiative is consistent with existing Council policy.

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Appendix 1: Summary of Proposed Built Heritage Incentive Fund Allocations – March 2013


	Project	Purpose	Additional Conditions	Grant Proposed (\$ ex GST)
1	9 Tonks Grove, Te Aro	Replicate and replace the front door	Nil	\$1,000
2	Blair Studios, 19 Blair Street, Te Aro	Structural repairs to building	Release of funds is subject to the WCC Heritage Team's onsite approval of works	\$5,000
3	Civic Chambers, 25 Cuba Street, Te Aro	Initial assessments for structural strengthening	Nil	\$30,000
4	The Woolstore, 262 Thorndon Quay, Thorndon	Stage Two: Seismic Strengthening from >33% to 75% NBS	Nil	\$42,000
5	St Mary of the Angels, 17 Boulcott Street, CBD	Initial assessments for structural strengthening	Nil	\$30,000
6	Huddart Parker Building, 2 Jervois Quay, CBD	Seismic upgrade and weather-tightening	Nil	\$42,000
7	Arco House, 45-47 Cuba Street, Te Aro	Initial engineer assessment for structural strengthening	Nil	\$12,500
8	School of Philosophy, 33 Aro Street, Aro Valley	Structural investigation and design for strengthening	Nil	\$25,000
9	282 Cuba Street, Te Aro	Structural strengthening, fire rating	The grant allocation is a contribution towards work relating to the structural strengthening, the foundations	\$12,500

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			and fire rating external walls. It is not for the refurbishment of the interior.	
10	The Plumbers Building, 124 Wakefield Street, Te Aro	Structural investigation and design for strengthening	Nil	\$25,000
11	Homewood Residence – British High Commission	Structural strengthening and removal of five chimneys	Nil	\$10,000
12	66 Abel Smith Street, Te Aro	Exterior painting of building	Decline – outside current priority	\$0.00
13	68 Abel Smith Street, Te Aro	Exterior painting and weather-tightening	Decline – outside current priority	\$0.00
14	Fire Station Apartments, 12 Murphy Street, Thorndon	Exterior painting of building	Decline – outside current priority	\$0.00
15	Dry Cleaners, 240-242 Cuba Street, Te Aro	Structural strengthening	Ineligible – non heritage building	\$0.00
16	Apartment 21, Wellington Workingmen’s Club, 107 Cuba Street, Te Aro	Residence’s fees for structural investigation	Ineligible – does not meet criteria 9	\$0.00
17	130 Riddiford Street, Newtown	Structural investigation and design for strengthening	Ineligible – does not meet criteria 9	\$0.00
18	Promotous House, 216 Cuba Street	Structural investigation and design for strengthening	Ineligible – does not meet criteria 9	\$0.00
	Total			\$235,000

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Appendix 2: Detailed Discussions for the Applicants to the Built Heritage Incentive Fund – March 2013


Project 1	9 Tonks Grove, Te Aro
Applicant	Vanessa Cole
Recommended Grant (GST excl)	\$1,000
	<p>Building Information DP Ref: Map 16, Symbol 312/3</p> <ul style="list-style-type: none"> • This cottage is thought to have been built by William Tonks for his employees. It is a simple, utilitarian building, constructed in timber and clad in weatherboard, and designed in the Victorian Georgian style that was popular at the time. • This building is a part of a precinct of historic buildings, some of which were relocated, that are coherent in age, scale, use, and style. • This building has townscape value due to the contribution that it makes as a part of the Tonks precinct.
Project Description	Replicate and replace the front door
The Issue	The historic workers cottage from 1875 has a rotten front door which has cracks and gaps that leak water/cold in winter. The owner wants it to be replaced with a custom made 4 pane Victorian door that will fit the existing door frame.
Review of Proposal	<p>Stopping water and cold air coming into the cottage is a priority to maintain a warm home, and to help slow the deterioration of the cottage and any remaining heritage fabric. The new door retains the profile of the cottage's current door and is in keeping with the architectural features of the cottage and street.</p> <p>The grant amount recommended for this project is consistent with previous grants for similar work and scale, such as:</p> <ul style="list-style-type: none"> • Repaint and restore weatherboards, eaves and sash windows; 24 Tarikaka Street, Ngaio; \$1,000; Mar 12 round • Replace the roof and side flashing while maintaining the heritage specific profile; 8A Constable Street, Newtown; \$1,000; Mar 12 round.
BHIF Outcome	<p>The grant will:</p> <ul style="list-style-type: none"> • help to maintain the heritage values of this building and the streetscape in Tonks Grove • acknowledge the additional costs associated with replacing like with like in a heritage building <ul style="list-style-type: none"> • help protect the building from water damage and rot.
Additional BHIF condition(s)	Nil

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Project 2	Blair Studios, 19 Blair Street, Te Aro
Applicant	Blair Studios Body Corporate 304123
Recommended Grant (GST excl)	\$5,000
	<p>Building Information DP Ref: Map 16, Symbol 26/3</p> <ul style="list-style-type: none"> • The building was built for Charles Palliser in 1905/06. • It is a well proportioned building of three storeys. The two outer bays have high rounded window heads, contrasting with the inner four bays that have square heads and prominent brackets holding up the cornice above. The pilasters between the windows continue through the cornice to give a stepped profile to the parapet. The window openings are large, given the traditional load-bearing nature of the exterior walls.
Project Description	Structural repairs to the building
The Issue	<p>The work will correct substantial cracking above the concrete lintel on the 3rd floor of the building, thus repairing the building structurally.</p> <div style="display: flex; justify-content: space-around;"> <div data-bbox="638 1332 1082 1662">  <p style="text-align: center;">Exterior cracking</p> </div> <div data-bbox="1114 1332 1557 1662">  <p style="text-align: center;">Interior cracking</p> </div> </div>
Review of Proposal	<p>The owner has been advised that the likely cause of the spalling concrete is the reinforced steel corroding within the concrete. It is uncertain what condition the reinforcing steel is in and this may affect the scope of the work.</p> <p>The grant amount recommended for this project is consistent with previous grants for similar work and scale, such as:</p> <ul style="list-style-type: none"> • Install drainage to resolve water ingress, and

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	<p>restoration of the exterior plaster work on the house and fence; 10 Balmoral Terrace, Newtown; \$5,000.00; Aug 12 round</p> <ul style="list-style-type: none"> • Repairing the glazed infill walls of the main entry porch to make it safe & sound for the future; Cockayne Rd Khandallah; \$5,612.25; Nov 08 round
BHIF Outcome	<p>The grant will:</p> <ul style="list-style-type: none"> • improve the strength and condition of the building • reduce the potential hazard of crumbling concrete and further deterioration.
Additional BHIF condition(s)	Release of funds is subject to the WCC Heritage Team's onsite approval of works

Project 3	Civic Chambers, 25 Cuba Street, Te Aro
Applicant	Jonathan de Groen – Body Corporate 80489
Recommended Grant (GST excl)	\$30,000
	<p>Building Information DP Ref: Cuba Street Heritage Area</p> <ul style="list-style-type: none"> • Designed by Llewellyn Williams, this building is a carefully proportioned 1920s commercial building in restrained stripped Classical style with some Art Deco references. • The façade of the building retains architectural authenticity with a high level of original fabric. It is particularly notable for the original shop fronts surrounded by terracotta tiling. • The building neatly addresses the street corner and is of a size and scale that sits well in the streetscape. • This building is part of a group of commercial buildings which contribute to the sense of place and continuity of the Cuba Street Heritage Area.
Project Description	Initial assessments for structural strengthening
The Issue	Civic Chambers has been issued a notice under section 124 of the Building Act 2004. The notice signifies that the building is earthquake prone as its seismic performance, based on engineering advice, falls below 33% of New Build Standard.

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	<p>Work is required to find feasible solutions to strengthen the building while taking into account its heritage values and the impact on residents. The Body Corporate is to work with architects, quantity surveyors, planning advisers, and structural, fire and geotechnical engineers to find a solution.</p>
Review of Proposal	<p>This work fits with the current priority of the BHIF and is consistent with other examples of work required to investigate strengthening a building of this nature.</p> <p>The grant amount recommended for this project is consistent with previous grants for similar work and scale, such as:</p> <ul style="list-style-type: none"> • Repair and repainting of West (Cuba St) façade; Wellington Working Mens Club, 101-117 Cuba Street, Te Aro; \$29,450.00; July 2011 round. • Plans for and contract work to strengthen Meeting House of the Religious Society of Friends; 7 Moncrieff Street, Mt Victoria; \$30,000.00; August 2012 round.
BHIF Outcome	<p>The grant will:</p> <ul style="list-style-type: none"> • contribute to the cost of heritage considerations in the seismic upgrade • endorse Council recognition of a potential hazard to the community on a high profile traffic and pedestrian route • acknowledge and protect the heritage values of this building and the Cuba Street Heritage Area.
Additional BHIF condition(s)	Nil

Project 4	The Woolstore, 262 Thorndon Quay, Thorndon
Applicant	Paulemas Properties Ltd
Recommended Grant (GST excl)	\$42,000

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Building Information


DP Ref: Maps 15, 18, Symbol 454

- The Woolstore is an example of an early 20th century industrial structure. Its aesthetic value derives from the regular, ordered and solid form of the building, and the colour and patterning of the brickwork.
- The building is notable for the quality of its design, materials and construction, and is a major work by the prominent local architectural practice of Thomas Turnbull and Son.
- The building has an association with the New Zealand Loan and Mercantile Agency and is an elegant reminder of the company's success.
- The Woolstore has a high level of authenticity as all significant structural components are intact, and the main façade to Thorndon Quay is unaltered except for ground floor entrances. This also gives the building high technical value.

Project Description	Stage Two: Seismic Strengthening from >33% to 75% NBS
The Issue	<p>In 2009, the Woolstore was issued a notice under section 124 of the Building Act 2004. The notice signifies that the building is earthquake prone as its seismic performance, based on engineering advice, falls below 33% of New Build Standard.</p> <p>The Woolstore is now undertaking construction work to strengthen its building and is undertaking engineering, architectural and geotechnical assessments. It has a building consent to do this work.</p>
Review of Proposal	<p>This work fits with the current priority of the BHIF and is consistent with other examples of work required to strengthen a building of this nature.</p> <p>The grant amount recommended for this project is consistent with previous grants for similar work and scale, such as:</p> <ul style="list-style-type: none"> • Repair and repainting of West (Cuba St) façade; Wellington Working Mens Club, 101-117 Cuba Street, Te Aro; \$29,450.00; July 2011 round. • Roof replacement, structural strengthening, concrete repair, and interior conservation; St Andrews on the Terrace, 28 The Terrace;

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	\$40,000.00; Nov 2007 round.
BHIF Outcome	<p>The grant will:</p> <ul style="list-style-type: none"> • contribute to the cost of heritage considerations in the seismic upgrade • endorse Council recognition of a potential hazard to the community in a commercial area and a pedestrian and transport route • acknowledge and protect the heritage values of this individually listed heritage building.
Additional BHIF condition(s)	Nil

Project 5	St Mary of the Angels, 17 Boulcott Street, CBD
Applicant	Roman Catholic Archbishop of the Arch Diocese of Wellington
Recommended Grant (GST excl)	\$30,000
	<p>Building Information DP Ref: Map 17, Symbol 35</p> <ul style="list-style-type: none"> • Built in 1922 and designed by Frederick de Jersey Clere, this church has architectural value as an imposing Gothic Revival style building with a strong vertical emphasis and which uses rendered concrete to achieve proportions which would not have been possible through the use of traditional masonry. • The church has historic value as it stands upon the site of the first Catholic church to be built in Wellington. • St Mary of the Angels has cultural and spiritual value to the Wellington Catholic community as its size makes it a favoured venue for ceremonies. • Its hillside location overlooking the intersection of Boulcott, Willis and Manners Street gives the church townscape value.
Project Description	Initial assessments for structural strengthening
The Issue	In 2012, St Mary of the Angels was issued a notice under section 124 of the Building Act 2004. The notice signifies that the building is earthquake prone as its seismic performance, based on engineering advice, falls

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	<p>below 33% of New Build Standard.</p> <p>The owner is undertaking the initial engineering, architectural and heritage assessments before physical structural strengthening work can commence.</p>
<p>Review of Proposal</p>	<p>This work fits with the current priority of the BHIF and is consistent with other examples of work required to investigate strengthening a building of this nature.</p> <p>The grant amount recommended for this project is consistent with previous grants for similar work and scale, such as:</p> <ul style="list-style-type: none"> • Structural assessment and urgent maintenance; Assembly Of God (Wellington Samoan) 193 Rintoul Street, Berhampore; \$20,000.00; March 2012 round • Plans for and contract work to strengthen Meeting House of the Religious Society of Friends; 7 Moncrieff Street, Mt Victoria; \$30,000.00; August 2012 round.
<p>BHIF Outcome</p>	<p>The grant will:</p> <ul style="list-style-type: none"> • contribute to the cost of heritage considerations in the seismic upgrade • endorse Council recognition of a potential hazard to the community and the congregation • acknowledge and protect the heritage values of this individually listed heritage building.
<p>Additional BHIF condition(s)</p>	<p>Nil</p>


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Project 6	Huddart Parker Building, 2 Jervois Quay, CBD
Applicant	Huddart Parker Building Limited
Recommended Grant (GST excl)	\$42,000
	<p>Building Information DP Ref: Map 17, Symbol 155</p> <ul style="list-style-type: none"> • The building is a very bold and competent example of Chicago-style architecture and was designed by Crichton, McKay and Houghton a prominent and longstanding Wellington architectural practice. • The building is situated on a prominent corner site at a corner of Post Office Square and Jervois Quay and has a strong street presence particularly when view from the north. • The building is part of a group of significant heritage buildings that form the Post Office Square Heritage Area, and of a group of heritage buildings that owed their existence to the nearby wharf trade. • The building retains the name of Huddart Parker, a large trans-Tasman shipping company and is historically significant for being the last of the shipping industry buildings still standing alongside the waterfront.
Project Description	Seismic upgrade and weather-tightening
The Issue	<p>In 2009, the Huddart Parker building was issued a notice under section 124 of the Building Act 2004. The notice signifies that the building is earthquake prone as its seismic performance, based on engineering advice, falls below 33% of New Build Standard.</p> <p>The building is undergoing a significant seismic upgrade and related maintenance. The owner has applied for funding to assist with weather-tightness, repairs to heritage items, conservation fees and ‘finishing’ work resulting from the seismic upgrade.</p>
Review of Proposal	This work fits with the current priority of the BHIF and is consistent with other examples of work required to strengthen and maintain a building of this nature.

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	<p>The grant amount recommended for this project is consistent with previous grants for similar work and scale, such as:</p> <ul style="list-style-type: none">• Repair and repainting of West (Cuba St) façade; Wellington Working Mens Club, 101-117 Cuba Street, Te Aro; \$29,450.00; July 2011 round.• Roof replacement, structural strengthening, concrete repair, and interior conservation; St Andrews on the Terrace, 28 The Terrace; \$40,000.00; Nov 2007 round.
BHIF Outcome	<p>The grant will:</p> <ul style="list-style-type: none">• contribute to the cost of heritage considerations in the seismic upgrade• endorse Council recognition of a potential hazard to the community in a strategic transport and pedestrian route• acknowledge and protect the heritage values of this individually listed heritage building.
Additional BHIF condition(s)	Nil


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Project 7	Arco House, 45-47 Cuba Street, Te Aro
Applicant	Arco House Limited
Recommended Grant (GST excl)	\$12,500
	<p>Building Information DP Ref: Map 16, Symbol 74/1</p> <ul style="list-style-type: none"> • Arco House's façade is notable for its lack of decoration at a time when architecture was mostly very exuberant. The building is a good 'transition-piece' between the elaborate Edwardian building to its north and the modern curtain wall former James Smith department store to its south. • The building retains a historic association with builders James Trevor and Co. and also with Arthur Cocks & Co. a wholesale jeweller, optician and importer, for which the building was renamed in the 1950s. • The plain building façade above ground floor level has had few intrusive or unsympathetic alterations over the past 100 years and contributes to the sense of place and continuity of the Cuba Street Heritage Area.
Project Description	Initial engineer assessment for structural strengthening
The Issue	<p>In 2011, Arco House was issued a notice under section 124 of the Building Act 2004. The notice signifies that the building is earthquake prone as its seismic performance, based on engineering advice, falls below 33% of New Build Standard.</p> <p>The building owner has applied for funding to assist with structural engineering and architectural / urban design fees to provide a long term future for this building within Wellington City, to a stage where resource consent can be applied for. The owner wishes to research the comparative costs of earthquake strengthening to 35% and 70% and/or developing the site with increased density.</p>

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<p>Review of Proposal</p>	<p>This work fits with the current priority of the BHIF and is consistent with other examples of work required to investigate strengthening a building of this nature.</p> <p>The grant amount recommended for this project is consistent with previous grants for similar work and scale, such as:</p> <ul style="list-style-type: none"> • Assessing the life expectancy of building, and likely performance of foundations in an earthquake. These will assist decision to what level of strengthening is possible and prepare concept designs for strengthening to the highest possible/feasible level; 15-19 Tory Street, Te Aro; \$10,000.00; August 2012 round • Design and documentation of seismic upgrade work; Jaycee Building, 99-101 Willis Street, CBD; \$12,500.00; March 2012 round.
<p>BHIF Outcome</p>	<p>The grant will:</p> <ul style="list-style-type: none"> • contribute to the cost of heritage considerations in the seismic upgrade • endorse Council recognition of a potential hazard to the community on a high profile traffic and pedestrian route • acknowledge and protect the heritage values of this individually listed building and the Cuba Street Heritage Area.
<p>Additional BHIF condition(s)</p>	<p>Nil</p>

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Project 8	School of Philosophy (former William Booth Memorial Hall), 33 Aro Street, Aro Valley
Applicant	School of Philosophy Limited
Recommended Grant (GST excl)	\$25,000
	<p>Building Information DP Ref: Map 16, Symbol 12</p> <ul style="list-style-type: none"> • The building has architectural value as a representative example of neo-Georgian revivalist Classical architecture. It makes good use of its prominent sloping site, particularly the grand approach of gates and steps to the main entrance in the symmetrical street façade. • The building has a strong historic association with the Salvation Army for the nearly seventy years that Army staff trained here. • The building is a local landmark and has some group value with the buildings of the adjacent Aro Valley Cottages Heritage Area, although its size and scale is, and always has been, somewhat incongruous with its diminutive neighbours.
Project Description	Structural investigation and design for strengthening
The Issue	<p>In 2011, the School of Philosophy was issued a notice under section 124 of the Building Act 2004. The notice signifies that the building is earthquake prone as its seismic performance, based on engineering advice, falls below 33% of New Build Standard.</p> <p>Structural analysis, investigations and design for earthquake strengthening of the building; together with Architectural Heritage report as stipulated by WCC Heritage guidelines</p>
Review of Proposal	<p>This work fits with the current priority of the BHIF and is consistent with other examples of work required to investigate strengthening a building of this nature.</p> <p>The grant amount recommended for this project is consistent with previous grants for similar work and scale, such as:</p> <ul style="list-style-type: none"> • Structural assessment and urgent maintenance; Assembly Of God (Wellington Samoan) 193

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	<p>Rintoul Street, Berhampore; \$20,000.00; March 2012 round</p> <ul style="list-style-type: none"> Plans for and contract work to strengthen Meeting House of the Religious Society of Friends; 7 Moncrieff Street, Mt Victoria; \$30,000.00; August 2012 round.
BHIF Outcome	<p>The grant will:</p> <ul style="list-style-type: none"> contribute to the cost of heritage considerations in the seismic upgrade endorse Council recognition of a potential hazard to visitors and volunteers acknowledge and protect the heritage values of this individually listed heritage building.
Additional BHIF condition(s)	Nil

Project 9	282 Cuba Street, Te Aro
Applicant	Made in Nippon Limited
Recommended Grant (GST excl)	\$12,500
	<p>Building Information DP Ref: Map 16, Symbol 92/5</p> <ul style="list-style-type: none"> Very little is known about the building's early history. A two storey building stood on the site until it was badly damaged in a fire in 1923. Bootmaker Richard Coxon traded from 282 Cuba Street in the late 1920s and was convicted for running 'common gambling house' from his premises. It is a unique timber cottage in Cuba Street which has been altered as a response to a need for more retail accommodation.
Project Description	Structural strengthening, fire rating
The Issue	The building owner has resource consent to undertake a series of work on this building that includes structural strengthening, improving its foundations, fire rating external walls, and refurbishing the flat.
Review of Proposal	<p>Exterior work is required to maintain and protect this building. The owner has had specific requirements imposed on the work due to the building's District Plan heritage listing.</p> <p>The grant amount recommended for this project is</p>

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	<p>consistent with previous grants for similar work and scale, such as:</p> <ul style="list-style-type: none"> • Repair and maintenance work to exterior including plaster repair, re-pointing brickwork, timber repair, waterproofing, sill flashings, sign repair and painting; Cadbury Building, 60 Ghuznee St, Te Aro; \$12,500.00; November 2007 round • Design and documentation of seismic upgrade work; Jaycee Building, 99-101 Willis Street, CBD; \$12,500.00; March 2012 round • Seismic strengthening extension of iconic Newtown coffee shop. Contribution toward employment of heritage professional; 12A&B Constable Street, Newtown; \$12,500.00; March 2012 round.
<p>BHIF Outcome</p>	<p>The grant will:</p> <ul style="list-style-type: none"> • acknowledge the additional costs associated retaining heritage fabric and replacing 'like with like' in a heritage building • protect the heritage values of this individually listed heritage building.
<p>Additional BHIF condition(s)</p>	<p>The grant allocation is a contribution towards work relating to the structural strengthening, the foundations and fire rating external walls. It is not for the refurbishment of the interior.</p>

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Project 10	The Plumbers Building, 124 Wakefield Street, Te Aro
Applicant	124 Wakefield Body Corporate 83938
Recommended Grant (GST excl)	\$25,000
	<p>Building Information DP Ref: Map 17, Symbol 326/2</p> <ul style="list-style-type: none"> • Plumbers Building is a good representative example of a 1920s Stripped Classical warehouse, designed by well-known Wellington architect William Fielding. • This building retains much of its original street frontage and is an important streetscape element in Wakefield Street • The building is one of several buildings on Wakefield Street that contribute to the character of the Cuba Street Heritage Area. These buildings represent a diverse group of purposes and architectural styles which neatly encapsulates the history of 20th century development in this area.
Project Description	Structural investigation and design for strengthening
The Issue	<p>In 2010, the Plumbers Building was issued a notice under section 124 of the Building Act 2004. The notice signifies that the building is earthquake prone as its seismic performance, based on engineering advice, falls below 33% of New Build Standard.</p> <p>Assessment of building requirement for earthquake strengthening that includes detailed designs and options, and documentation for the selected schemes.</p>
Review of Proposal	<p>This work fits with the current priority of the BHIF and is consistent with other examples of work required to investigate strengthening a building of this nature.</p> <p>The grant amount recommended for this project is consistent with previous grants for similar work and scale, such as:</p> <ul style="list-style-type: none"> • Repair and repainting of West (Cuba St) façade; Wellington Working Mens Club, 101-117 Cuba Street, Te Aro; \$29,450.00; July 2011 round. • Plans for and contract work to strengthen Meeting House of the Religious Society of Friends; 7 Moncrieff Street, Mt Victoria; \$30,000.00; August

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	2012 round.
BHIF Outcome	<p>The grant will:</p> <ul style="list-style-type: none"> • contribute to the cost of heritage considerations in the seismic upgrade • endorse Council recognition of a potential hazard to the community on a busy traffic and pedestrian route • acknowledge and protect the heritage values of this individually listed building and the Cuba Street Heritage Area.
Additional BHIF condition(s)	Nil

Project 11	Homewood
Applicant	Minister of Public Building and Works of the United Kingdom of Great Britain and Northern Island
Recommended Grant (GST excl)	\$10,000



Building Information

DP Ref: Map 11, Symbol 154/1

- Homewood possesses architectural value as it is an outstanding example of nineteenth century extravagance; it is unique in detail, design, style, and setting.
- Homewood is closely associated with the development of Wellington and particularly Karori as a suburb. It has been associated with a succession of leading figures in the legal, political, commercial, social, and diplomatic life of Wellington and New Zealand.
- There is technical value in the 1847 portion of the house, which is believed to be one of the oldest surviving examples of domestic architecture in Wellington. The unity that is expressed by this house despite being an amalgam of different additions and alterations is a testament to the skill of the builder and the architect.

Project Description	Structural strengthening and removal of five chimneys
The Issue	<p>The owner is undertaking seismic strengthening work which includes:</p> <ul style="list-style-type: none"> • strengthening 5 x chimneys • strengthening internal wall

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	<ul style="list-style-type: none"> • installation of a portal frame around the dining room window.
<p>Review of Proposal</p>	<p>This work fits with the current priority of the BHIF and is being undertaken in conjunction with an engineer and heritage professional.</p> <p>The grant amount recommended for this project is consistent with previous grants for similar work and to High Commissions, such as:</p> <ul style="list-style-type: none"> • Seismic re-strengthening & exterior refurbishment; Papua New Guinea High Commission, 279 Willis Street, CBD; \$10,000.00; July 2010 round • Repair and paint exterior of the Chancery; Cook Island High Commission 56 Mulgrave St, Thorndon; \$8,000.00; March 2010 round
<p>BHIF Outcome</p>	<p>The grant will:</p> <ul style="list-style-type: none"> • contribute to the cost of heritage considerations in the seismic upgrade • endorse Council recognition of a potential hazard to the visitors and staff • acknowledge and protect the heritage values of this individually listed building.
<p>Additional BHIF condition(s)</p>	<p>Nil</p>